



GOLDEN HILLS
PROPERTY MANAGEMENT



LET US INTRODUCE
TO YOU THE ART
OF **PROPERTY**
INVESTMENT.



BUT FIRST, **HELLO.**



It is an exciting time for the property market in Melbourne and we are ecstatic to share this journey with you.

My first investment property was purchased two years after graduating from University, and since then it has been a passion of mine. Over the years I've shared and discussed the challenges of property investment with friends and family, learning that much of it comes down to the poor management of the property. This inspired me to set up a real estate agency that understands these challenges and was ready to address them.

Golden Hills Property Group was founded in Melbourne and has since established itself as a successful real estate company that dedicates its efforts looking after property investors both locally and internationally.

Our dedicated team of professional agents, work hard to ensure your property is well looked after, and that owning an investment property will be as hassle-free as possible, so you can enjoy all the benefits with a peace of mind.

With ever-changing market trends and investment policy changes, it is more important than ever to keep a watchful eye on your investments. I encourage you to review our range of services, and hope we can share your property investment journey with you.

Ian Koh

Ian Koh

Founder & Managing Director
of Golden Hills Property Group

ABOUT **GOLDEN HILLS**

Golden Hills Property Group is an established real estate agency based in the heart of Melbourne. We specialise in property management services and provide our clients with personalized service and attention.

At Golden Hills we know that your investment is important to you. That is why we are committed to helping you manage your investment with your best interests at heart. Our dedicated team takes the time to get to know you, provide a professional service, and keep you informed on current market activity so you can get the most out of your investment.

Our range of services has been tailored to assist both local and international investors. We understand the challenges that foreign investors face when managing a property from afar. With trusted team members based both locally in Melbourne, as well as in parts of South East Asia, you can feel at ease knowing that support is close by.

Our company is constantly growing and evolving to ensure we stay at the forefront of the real estate industry. With a strong network of professional alliances, we always have the most up-to-date information on market trends in Melbourne as well as policies and regulation which may affect your investment.

BUYING AN
INVESTMENT
PROPERTY IS JUST
THE START OF
THE PROCESS.
**WE ARE HERE TO
HELP YOU THE
REST OF THE WAY.**

WHAT'S **NEXT FOR YOU?**

We have enclosed some information about our property management services and look forward to discussing the **opportunity to work with you.**

WE MAKE THE
PROCESS
**AS EASY &
HASSLE FREE
AS POSSIBLE.**

WHAT CAN **WE DO FOR YOU?**



PROPERTY LEASING & MANAGEMENT

From the moment of our appointment, we get to know you. We take you through the step-by-step process involved in leasing your property, and answer all your questions. Different from other real estate agents in Melbourne, we understand the challenges you may face as a busy professional or international investor. Therefore we offer a range of other services that make things easier for you.

PROPERTY RESALE

If you are interested in selling your existing property, we can help. We can generate a report on the market value of your property, and discuss various strategies to help you get the best price. We will find you prospective buyers, arrange inspections & manage the sale process.

PROPERTY ADVICE

Speak to us to get a realistic snapshot of the current property market situation in Melbourne. More often than not, buyers are told what they need to hear in order to make the sale. We can provide you impartial advice so that you can make an educated decision.

WHY LET US **MANAGE YOUR PROPERTY?**



WE PROTECT YOUR PROPERTY

We will find you quality tenants, minimize vacancies as well as look after any maintenance or repairs needed. Whether you are a local or international investor, we will take care of all the hard work for you, so you can get the most out of your investment with ease of mind.

WE HAVE AN ONLINE PROPERTY MANAGEMENT SYSTEM

All landlords will be provided with a unique login to access important details about their property at any time. This includes rental payments, downloadable monthly statements, condition reports and other related matters.

WE HAVE COMPETITIVE RATES

Our fees are not only on par with the industry standard, but we are also more competitive than many other agencies. We will beat or match other agencies that you are currently with. By lowering your cost of maintaining a property, you will be able to achieve better results.

WE ARE PROFESSIONAL

Our highly skilled team is dedicated to ensuring that all aspects of the rental and re-sale process is smooth and professional. They work hard and are driven to achieve results for all our clients.

THE TENANCY PROCESS

WE WILL FIND YOU
QUALITY TENANTS

WE WORK HARD TO
MINIMIZE VACANCY

WE WILL MANAGE
MAINTENANCE &
REPAIRS



1. GOLDEN HILLS APPOINTED

If your property is brand new, we can liaise with the developer and get it ready for rent. This will minimize the duration of vacancy, so you can start collecting rent. If you are transferring your property from another agent to us, we will take care of the transition. Just give us a call and we take care of the rest.

2. PREPARATION OF PROPERTY

We can co-ordinate a thorough property clean and any necessary maintenance on your behalf. We also create a report on the current market and discuss the best rental rate for your property.



3. MARKETING

We discuss the best marketing methods for your property at an agreed cost, followed by arranging for property photos to be taken, and finalize all advertising copy before listing it online portals. We manage all inspections and 'for lease' signage where relevant.

4. TENANTS VETTED

We thoroughly screen all potential tenants and provide you with our recommendation. The rental history and references of shortlisted candidates are checked. We will not enter into a tenancy agreement with anyone who doesn't meet Golden Hills stringent criteria.



5. TENANT SELECTED AND PAPERWORK SIGNED

Upon selection of a tenant, all paperwork is finalised and lease signed. We collect the bond as well as the first rental payment and lodge the security deposit with the Residential Tenancies Bond Authority in accordance with the Residential Tenancies Act.

6. KEYS RELEASED TO THE TENANT

On the commencement of the lease, the tenant is provided with a set of keys to the property.



7. REGULAR INSPECTIONS

Our agents will inspect your property a minimum of twice a year and provide you a comprehensive report with photos so you can feel comfortable that your property is being taken care of.

HELPING YOU FROM A TO Z

We bring with us, a strong network of professional alliances. Feel free to quote **Golden Hills** when you engage any one of our acclaimed business associates and they will look after you.



ACCOUNTING

The Australian taxation system provides many tax advantages to property investors. It is crucial that investors understand the tax implications as it will impact the tax to be paid now and in the future. There are a number of taxation concepts that all investors must be aware of, including structure, capital gains, negative gearing and deductible expenses. By consulting with the right accounting professionals prior to purchasing, you may be able to **save thousands of dollars in tax**.

CONVEYANCING

This is the legal process of transferring the ownership of a property from one person to another. You may engage a solicitor or a licensed conveyancer to be your legal representative but we would recommend to use a solicitor who may be able to advise better on legal issues. It is always advisable to speak to your legal representative early in the purchase or sale process. Your legal representative **may assist with the review of the contract and making relevant amendments** (if necessary), and also post-contract procedures in the lead up to settlement.

FINANCING

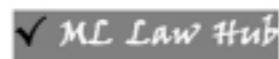
One of the most important parts of the purchasing process is obtaining financing. The lending criteria for loans is constantly changing and it is difficult to remain up-to-date. Mortgage brokers have access to a large panel of lenders and can assist with this process by identify the best deal to suit your current financial situation. By selecting the most appropriate mortgage, it can **save you (as an investor) a lot of money over the duration of the loan**.

MIGRATION

Linkworld Consulting Group is one of the most reliable immigration consulting companies in Australia. They provide a full range of immigration services for all types of visa applications (including education). The team at LinkWorld consists of Australian legal practitioners and registered migration agents. **They provide a professional service and have helped many clients migrate to Australia.**



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GET IN TOUCH. WE ARE HERE TO HELP YOU.

We hope you have found the enclosed information helpful and look forward to discussing how we can help you get the most out of your investment.

CONTACT

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E-MAIL

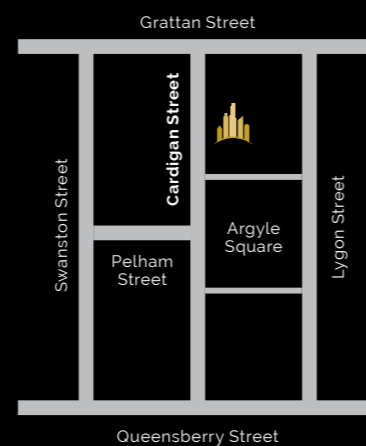
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